

Coralville, Iowa

Ecosystem Opportunities
Associated with A Brownfield
Initiative

US Army Corps Of Engineers
Rock Island District
8/22/00

Assistance to Coralville

- Coralville, Iowa contacted the Corps in Summer 1999 to request assistance at a 200 acre site designated as a “Brownfield.”
- The City requested a Section 1135, 206 and 22 Project.
- Section 206 and Section 22 projects were initiated at the project location.

Planning Assistance to the States

- **Authority:** Section 22 of the Water Resources Development Act (WRDA) of 1974
- **What does it do?** It authorizes the Corps of Engineers to assist the states, local governments, and other non-federal entities in the preparation of comprehensive plans for the development, utilization, and conservation of water and related land resources

Project Location

- The project area is currently a mixed use site with a park, campgrounds, small industry, dump transfer stations, dump sites, commercial and limited residential uses.
- The City wants this area to become the “Gateway to Coralville.”
- The City plans to meet the needs of the public, and envisions the area to become mixed residential and commercial use.

Goals

- The City's Goals for the area include the following:
 - Restore land and aquatic ecosystems, water quality and aesthetic appearance along the east side of 1st Avenue.
 - Enhance parkland and trail access.
 - Improve services, vehicles and parking circulation and drainage and building revitalization.

VISION

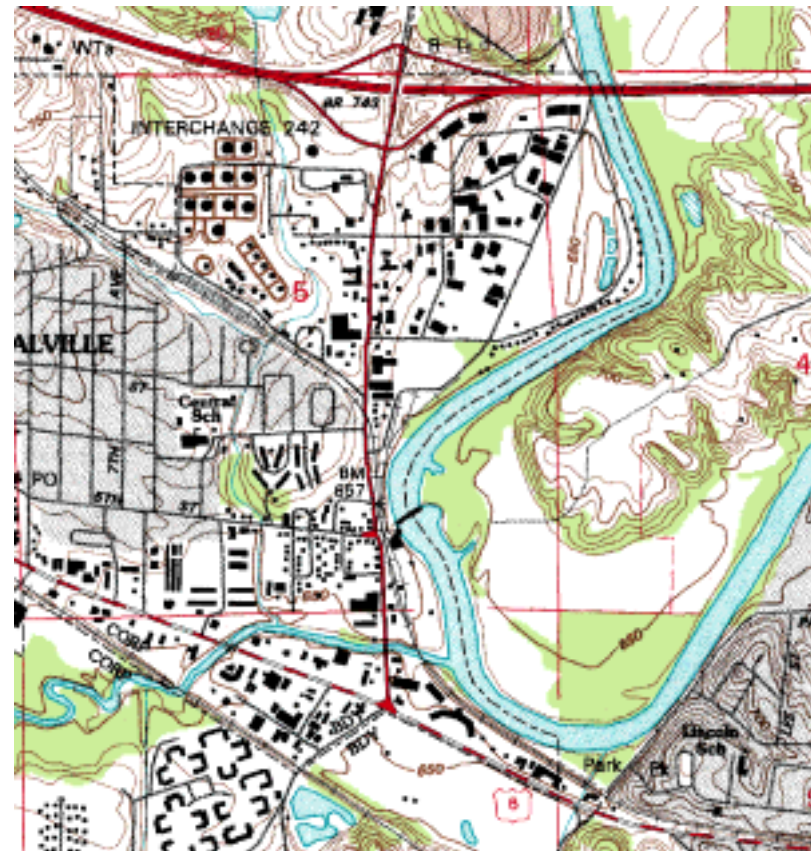
- Coralville's Vision
 - Adaptive Reuse of the Land by completing a comprehensive plan for new land uses and building developments that are attractive, and are visitor and community serving.
 - The 1st Avenue Corridor shall be economically vibrant and environmentally sound.
- The Corps initiated the Section 22 Project in January 2000.

Comprehensive Land Use Plan

- The Project location is shown here.

Boundaries include:

- Interstate 80
- The Iowa River
- Clear Creek
- First Avenue



Comprehensive Land Use Plan

- Cooperative Effort between the U.S. Army Corps of Engineers and Howard R. Green (contractor).
 - Floodplain Analysis
 - Land Use Plan (Contractor)
 - Stormwater Plan
 - Greenway and Trails Development Plan

Other Studies

- Corps Section 206 Project (Aquatic Restoration).
- US EPA Brownfield Demonstration Assessment Pilot.
- First Avenue Corridor Development.
- Hawkeye Truck Stop to Conference Center Plan.

Current Conditions



- Some areas remain barren and unused.
- These areas may be addressed in the 206 Project.

Current Conditions



- Some of the shoreline is significantly degrading potentially due to stormwater runoff.
- These areas may be addressed in the 206 Project.

Current Conditions

- Some vegetation is present along the shoreline.
- This vegetation is adjacent to current industries.



Current Conditions

- Limited Stormwater Control Structures are located in the project area.



- Aquatic Ecosystem Restoration

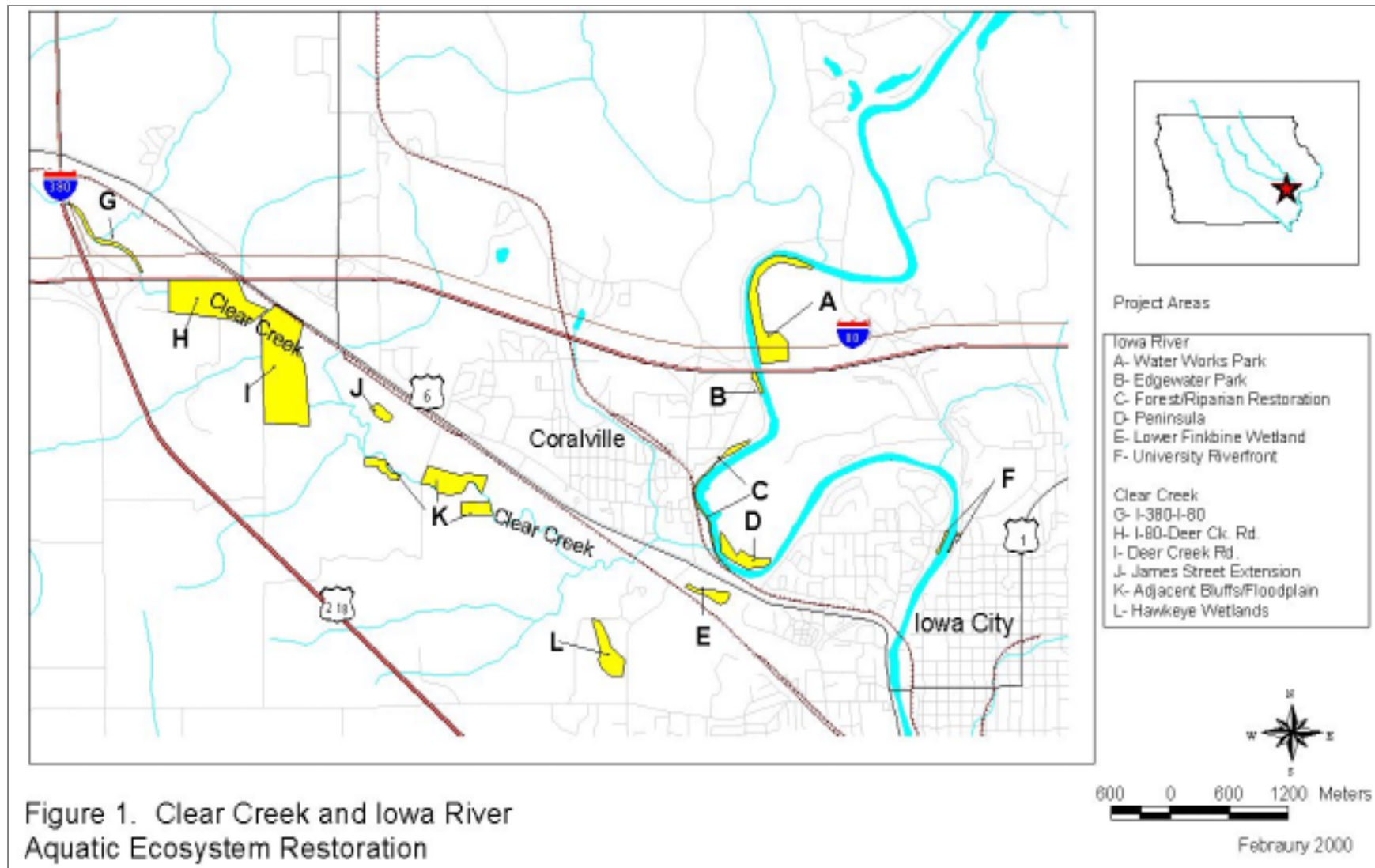


Section 206 Program

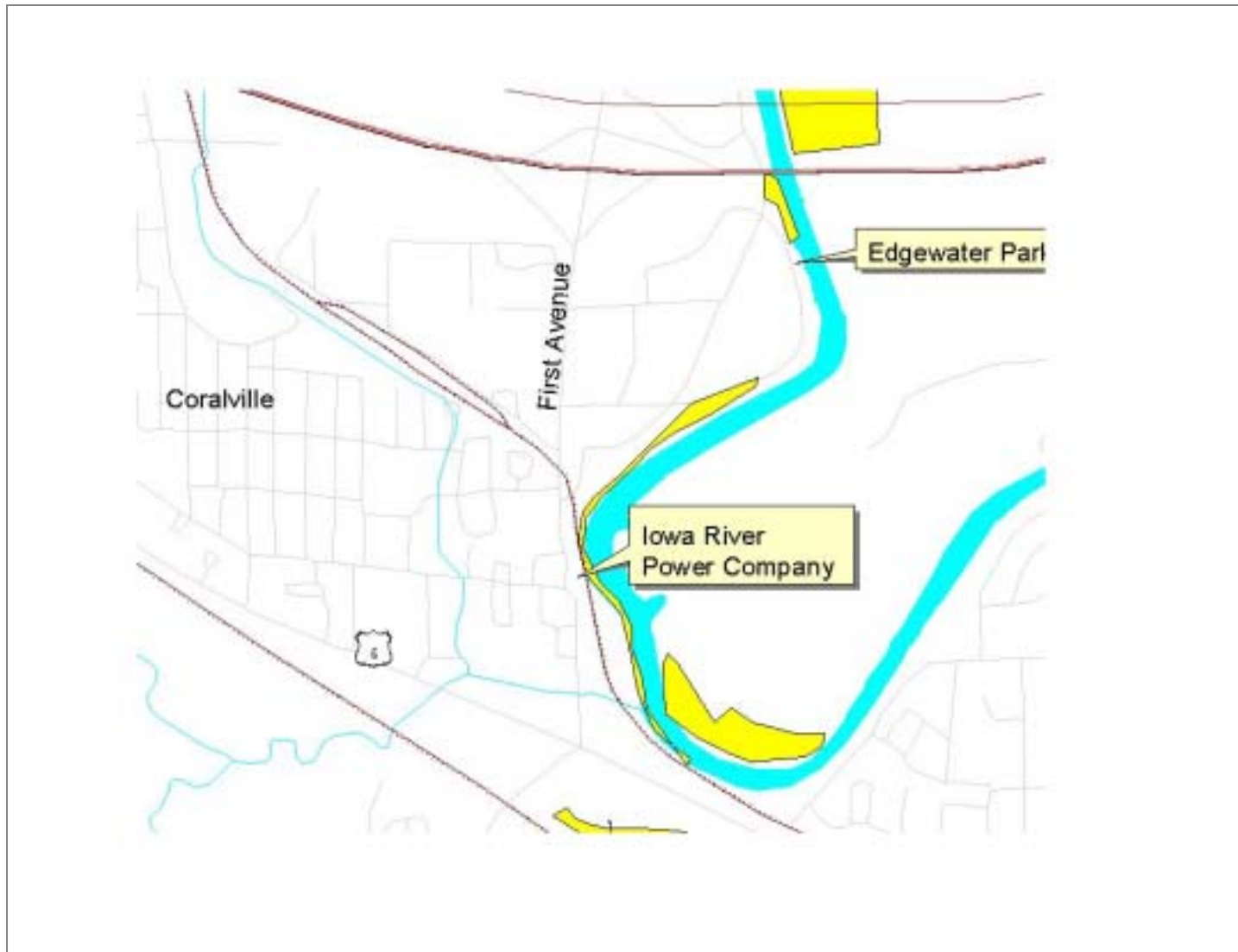
- No relationship to a previous Corps needed
- Aquatic ecosystem structure or function including wetlands and riparian areas
- Cost shared - 65/35% of **TOTAL** project costs



Clear Creek and Iowa River Aquatic Ecosystem Restoration Project



206 Project Components within Brownfield



Project Goals

- Restore and enhance wetland and riparian habitat within the Iowa River Corridor to improve water quality, fish and wildlife habitat, and restore esthetic value.
- Restore and enhance stream and wetland habitat within the Clear Creek Corridor to improve water quality, maintain biodiversity, and increase fish and wildlife habitat value.

Project Components (within the Browfield Area)

- Riparian Restoration/Shoreline Stabilization**
- Wetland Creation**
- Forested Wetland Enhancement/Buffer Planting**

Riparian Restoration/Shoreline Stabilization



This feature includes measures to restore a riparian zone and stabilize approximately 1 mile of shoreline accomplished through a combination of vegetation and rock.

Wetland Creation



Proposed measures for this site include restoration of the shoreline and creation of a stormwater wetland.



Forested Wetland Enhancement/Buffer Planting

Current Status of the Coralville Iowa Initiatives

- **Section “22” - Planning Assistance to the States**
 - **Total Study Cost \$130k (50% cost shared)**
 - **Final Report on Schedule for Dec 2000**
 - **City appears extremely happy with the progress**
- **Section “206” - Aquatic Restoration Project**
 - **Preliminary Restoration Plan Completed and submitted for approval**
 - **Total Project Cost Estimated at \$6.6M**
 - **Some Buffer Area features may be eliminated to fit program authority**